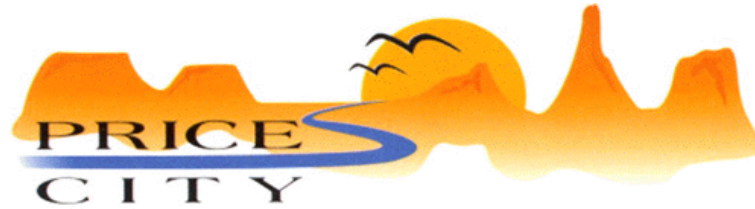


Chairman  
ROBERT OLIVER

City Attorney  
NICK SAMPINOS

Community Director  
NICK TATTON

City Recorder  
SHERRIE GORDON



#### **Commission**

JUDY BEACCO  
NANCY BENTLEY  
DALE EVANS  
ROBERT OLIVER  
RICHARD ROOT  
FRANKIE SACCO  
JAN YOUNG  
ERROLL HOLT, ALT.

#### **PRICE CITY PLANNING COMMISSION**

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

#### **PLANNING AND ZONING AGENDA**

**09/14/2015**

**THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES OF August 24, 2015 -
4. PUBLIC COMMENT ON AGENDA ITEMS
5. GENERAL BUSINESS
  - a. PUBLIC HEARING - Public hearing to receive input regarding the proposed 23 lot land subdivision for Parklane Townhomes, located at approximately 450 North 1600 East.
  - b. GENERAL PLAN REVIEW - Review of the proposed updates to Chapter 3 of the Price City General Plan, Urban Design.
6. CONDITIONAL USE PERMIT
  - a. LAND SUBDIVISION - Consideration and possible approval of a 23 lot subdivision for Parklane Townhomes, within a Planned Unit Development, located at approximately 450 North 1600 East, Georgetown Development, Mr. John Dester.
7. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF AUGUST 24, 2015**

**PRESENT:**

Commissioners:

Dale Evans  
Jan Young  
Frankie Sacco  
Richard Root  
Nancy Bentley  
Robert Oliver

Sherrie Gordon, City Recorder

**EXCUSED:** Commissioner Beacco and Nick Tatton-Community Director

**OTHERS PRESENT:** Kathy Hanna-Smith, Terrie Willis, Michael Bryant, Megan Marshall, Josie Luke and Stella Smith

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF August 10, 2015 –  
**MOTION.** Commissioner Evans moved to approve the minutes of August 10, 2015 as presented. Motion seconded by Commissioner Root and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received.
5. GENERAL BUSINESS –
  - a. GENERAL PLAN REVIEW. Review of Price City General Plan Chapter 2 proposed updates.

No comments were made.

6. CONDITIONAL USE PERMIT
  - a. CLUB AND ACTIVITY LAND USE. Consideration and possible final approval recommendation for a conditional use permit for the Boys and Girls Club of Carbon County for occupancy and operation at 30 East 200 South, within the Commercial 1 zoning district, Megan Marshall, Board Chair.  
A Conditional Use Permit (CUP) application was submitted by Megan Marshall, President of the Board of the Boys and Girls Club of Carbon County (Club). The application is relative to locating the Club land use within an existing structure, owned by Carbon County, at 30 East 200 South within the Commercial 1 (C-1) zoning district. General land use evaluation criteria for the zoning district is located in Section 11.1 of the Price City Land Use Management and Development Code (Code), specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The various land use activities of the Club are conditional, with the exception of the administrative staff offices which are a permitted use based on Section 11.3.5.1, in the C-1 zoning district and are as follows:
    - Public, Private, Quazi Social and Admin. and Activities
      - Conditional Use Code Section 11.3.5.41
    - Sports Activities Facility Conditional Use Code Section 11.3.6.5;
    - Special Training & Schooling Conditional Use Code Section 11.3.10.3;
    - Welfare and Charitable Services Conditional Use Code Section 11.3.10.4.2;
    - Gymnasium & Athletic Clubs Conditional Use Code Section 11.3.10.6.1;

The Planning Commission discussed the ongoing nature of the operation with the applicant so she would fully understand any land use impacts that may need to be addressed or mitigated. **The applicant was also made very aware that occupancy without a permit, as has been observed and verified, is a violation and that no operation from the site is authorized until all final conditions of approval and all required inspections are completed.**

Chairman Oliver read aloud the following conditions of approval and lead a discussion with the applicant:

- a. All use and occupancy restricted until structural mitigation improvements identified in the structural engineer's report are completed finding that structurally safe buildings protect the health, safety and welfare of the community.
- b. Use of Main Level restricted and unauthorized until final inspection and approval by the Price City Fire Chief as it is related to exit signage, door removal and emergency lighting finding that compliance with safety requirements protects the health, safety and welfare of the community.
- c. Use or kitchen restricted until such time as exit signage is installed and all equipment not in use is removed and final inspection of the grease hood is completed finding that the potential for fire is mitigated with proper inspection and compliance.

- d. Use of basement restricted until final inspection and compliance with all requirements, including fire safety in the stairwell, for use of the basement are completed finding that compliance with safety requirements protects the health, safety and welfare of the community.
- e. Use of second floor above grade restricted until all safety requirements and access requirements are installed and inspected finding that compliance with safety requirements protects the health, safety and welfare of the community.
- f. Site requirements:
  - i. Area Lighting: lighting to be shaded and angled to mitigate light transference to neighboring residential uses. Lights to be on timers and motion activated.
  - ii. Drop-Off & Pick Up Zone: Boys and Girls Club to coordinate paint striping of drop off and pick up zone with Price City Public Works Department to mitigate any vehicle or pedestrian impacts.
  - iii. Off-Street Parking Lot: minimum of 9 off street parking spots completed based on the need of 4 spaces for staff and 5 spaces for visitors.
  - iv. Garbage Enclosure: Garbage dumpster location to be enclosed in a 6' sight obscuring and gated enclosure. Garbage service to be such that the size and frequency of disposal does not allow accumulations of garbage or rubbish to overflow the garbage cans.
- g. All building renovations to be completed under the auspices of a valid Price City Building Permit and safety inspection of structures and property completed by the Price City Building Inspector finding that properly constructed, renovated and inspected structures and property protect the health, safety and welfare of the community;
- h. Signage to be placed at the site only after final review and approval of site signage plan by the Price City Planning Department finding that complying signage promotes increased consistency and commercial operation identification within the community;
- i. Control of site and location entry and security of all club participants from unauthorized persons and background checks by qualified law enforcement personnel for all employees and volunteers working with children at the club finding that safety of minor children is a primary concern in the community;
- j. No conditions at the property or structure(s) that place the property or structures in violation of the Price City Property Maintenance Code, including all snow removal loading to be maintained on-site and not placed within 200 South Street or Carbon Avenue, finding that properly maintained properties and structures protect area property values and promote the goals in the Price City General Plan;

Megan Marshall stated that they are working toward opening the club the day after Labor Day and that all conditions of approval will be addressed and complied with.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

**MOTION**. Commissioner Bentley moved to approve the Conditional Use Permit for the Boys and Girls Club of Carbon County. Motion seconded by Commissioner Evans and carried.

7. UNFINISHED BUSINESS - No unfinished business discussed.

Meeting adjourned at 6:12 p.m. pursuant to a motion by Commissioner Young. Motion seconded by Commissioner Root and carried

APPROVED: \_\_\_\_\_  
Chairman, Robert Oliver

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon

NOTICE OF PUBLIC HEARING  
23 LOT LAND SUBDIVISION

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO RECEIVE INPUT REGARDING A 23 LOT LAND SUBDIVISION, PARKLANE TOWNHOMES PLAT B, LOCATED AT APPROXIMATELY 1600 EAST 450 NORTH NORTH ON MONDAY, SEPTEMBER 14<sup>TH</sup>, 2015 AT 6:00PM IN THE PRICE CITY COUNCIL CHAMBERS. ADVANCE COMMENTS MAY BE PROVIDED TO NICK TATTON AT 636-3184 AND THOSE COMMENTS WILL BE PROVIDED TO THE PLANNING COMMISSION.

PUBLISHED IN THE SUN ADVOCATE ON SEPTEMBER 3, 2015

# PRICE CITY GENERAL PLAN

## CHAPTER 3 Community Design



### KEY POINTS

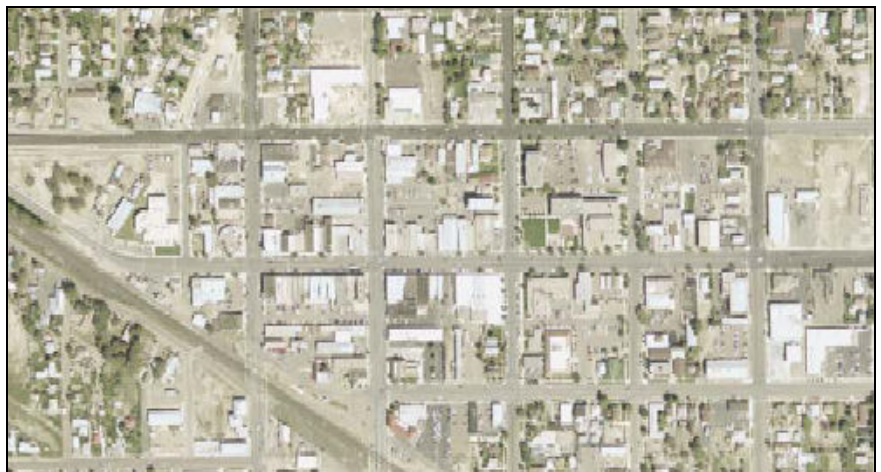
- Downtown and Business Corridors
- Streetscape Improvements
- Historic Preservation
- Outdoor Public Art
- Urban Design Goals

### 3.1. INTRODUCTION

Good urban design can improve the visual and functional relationship between people and their physical environment. It can create a desirable physical form for community needs and services. Because urban design overlaps other aspects of planning such as recreation, open space, transportation, and commercial and residential land uses, this chapter will focus on objectives towards the visual design and image of the community.

### 3.2. DOWNTOWN AND BUSINESS CORRIDORS

The character and success of a community is often defined by the urban design and economic vitality of the downtown area and the business corridors. In Price, the downtown area is generally seen as those blocks immediately adjoining Main Street between Heritage Park (400 West) and 300 East street. Within this area are many opportunities for urban design and community improvement, including the refurbishing / restoration of building facades, and the installation of streetscape elements.



*Aerial View of Downtown Price*

# PRICE CITY GENERAL PLAN

## CHAPTER 3 Community Design



### 3.3. STREETScape IMPROVEMENTS

Effectively designed and constructed streetscapes on Price's streets will do much to improve their look, feel and effectiveness, and thereby have many positive impacts on the economy and quality of life in Price.

What is a streetscape? It can be defined as a facelift, a beautification or softening of a city street. It is a development project which invites pedestrian traffic by adding human elements to the harsh environment of a street designed mostly for the fast flow of vehicles. It provides physical and designable characteristics that provide the setting for successful urban living. Streetscape designs are intended to make the community's main street, or other streets, a great street. A street people want to use. A street which helps define the community.

Several options exist for designing streetscapes on Price's main corridors, which include various combinations of streetscape elements. Streetscape elements can be divided into two categories:

- 1) landscaping and surfaces, including trees, plants, grass, ground cover, rocks, sidewalks, and special surfaces
- 2) street furniture and features, including benches, planter boxes, decorative garbage containers, drinking fountains, outdoor clocks, bollards, themed signage, monuments, statues, public art, design lighting standards, banners, and special architectural features.

The Price City motto "*Price, the Heart of Utah's Castle Country*" and a city logo should be visibly applied to those streetscape elements installed.



Successful streetscape projects would maintain the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for successful urban family living. Benefits to streetscapes on the busy streets in Price include:

- Vehicular traffic is calmed as the street feels more like a corridor to move *people* and not just vehicles.
- Investment appeal and quality development expand in a spruced-up commercial corridor.
- Business activity increases in areas previously deemed harsh and unsightly.
- Increased pedestrian traffic is encouraged in a comfortable environment with shade trees, benches, and water fountains.
- An increase in property values and community pride.
- A sense of community core and cohesion is enhanced.



# PRICE CITY GENERAL PLAN

## CHAPTER 3 Community Design



### Main Street

Main Street is the most important corridor to the community in terms of economics, historic heritage and community core. The downtown section of Main Street, from approximately Heritage Park at 400 West to 300 East Street, carries special significance to the community as its core. Special attention to maintaining and upgrading the appearance and feel of this area is essential to its vitality and effectiveness. This section of Main Street, along with those cross streets heading north and south for at least the distance of one block, should be assigned the highest priority for streetscape improvement projects in Price. Price City should continue to actively pursue the objectives of Main Street programming and activities. Aesthetic and functional improvements to sidewalks, landscaping, lighting, etc. for the "Town Square" and Price City Peace Garden should also be included as part of the streetscape for downtown Price.

The remaining section of Main Street, between 300 East and the U.S. Highway 6 interchange, is also very important to the community, especially as a business corridor. Although the development and design of the built environment varies from that of the downtown area, attention to the quality of appearance of the streets, sidewalks and landscaping can be equally beneficial to the community. Streetscaping can take a different form in this area, but certain elements should tie into the theme of what is used in the downtown section.



### Other Main Corridors

Carbon Avenue and 100 North Street should be considered second priority in for streetscape improvements. As a third priority, the following streets should be considered in streetscape improvements: 100 South Street, 300 East Street, 800 North Street, and Cedar Hills Drive. Finally, improvements should be planned on the streets surrounding Washington Park and Utah State University-Eastern. The most important areas for improvements on all streets are near major intersections and freeway entrances.

### Entryways

Entryway beautification is a key to creating a great impression for visitors and setting the tone for the beautiful and progressive community that Price is and strives even more to become. Beautification improvement projects at the entryways to the community can include many types of streetscape features, but usually provide the most effective impact with landscaping around highway interchanges and welcoming monuments. Entryway areas in Price for which new and/or additional improvements should be

# PRICE CITY GENERAL PLAN

## CHAPTER 3 Community Design



considered include the entrances to U.S. Highway 6 at Westwood Boulevard/100 North Street, Carbon Avenue, and East Main Street/State Highway 55.

### Urban Forestry

Urban forestry acts to mitigate the potential impact of the built environment. Trees play a significant role in the beautification and urban design of the community. The Price City Shade Tree Commission is charged with promoting good urban forestry in the public right-of-ways. All reasonable efforts should be made to support tree planting on private and public property. Partnerships with Utah State University-Eastern Extension regarding planting and maintenance of the plantings should be considered. The encouragement of the planning of trees in the public right-of-way should be encouraged. Trees types allowed in the public right-of-way include:

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### **3.4. HISTORIC PRESERVATION**

Historic buildings and houses add much to the character of a city. There are many sites in Price that either currently have, or have the potential to be given, an official historic designation. National and State Historic Registers consider a structure to be eligible for listing if that structure is at least 50 years old, has a high degree of physical integrity, meets certain criteria concerning association with historic events, persons, architectural or archeological significance, or construction techniques.

The City's Historical Commission (Certified Local Government) is involved in the cataloguing, preservation and restoration of structures in the downtown area and throughout the city, with the goal to restore older buildings to their original appearance. Also, there are many homes in the community which warrant preservation and possible designation of historic significance. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

### **3.5. OUTDOOR PUBLIC ART**

Outdoor public art, such as statues, art structures and other design features, can benefit a community in many ways. Well-placed and well-designed public art can:

- Create cohesion in the urban design of a community,
- Provide a sense of community for individual neighborhoods, as well as the community at large,



*Price City Peace Garden*



# PRICE CITY GENERAL PLAN

## CHAPTER 3 Community Design



- Have a positive impact on the image of the community, and
- Assist with community historical preservation efforts.
- Continue to encourage the development and placement of historic and meaningful monuments and remembrances similar to the Miner's Memorial and disburse them throughout the city.

Public art in Price should be placed, where possible and practical, near commercial centers, along major corridors, in parks, near recreational facilities and at other locations where it can be seen by many people. Local artists are encouraged to participate in the display of public art. Price City should sponsor and organize cultural events specifically targeted at the promotion of visual and performing arts.

### CHAPTER 3 - URBAN DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Realize a community design and environment that is visually pleasing and unique to Price.</b>	A. Improve the image of Price by placing well-designed entrance signs and landscaping at entryways to the city, and by planning for public art throughout the city.	i. Identify and prioritize entryway areas for beautification projects.	0-1 year	Beautification Committee
		ii. Develop and pursue plans to beautify all community entryways in to Price.	0-10 years	City Council, Planning Commission
		iii. Identify and recommend types and locations for future public art.	0-2 years	Beautification Committee
		iv. Allocate sufficient financial resources for active beautification and improvement efforts.	Ongoing	City Council
	B. Support the Beautification Commission, the Shade Tree Commission and other programs that actively promote beautification efforts throughout the city.	i. Participate in and support community beautification and tree planting projects.	Ongoing	City Council, Community Director, Public Works
		ii. Recommend and maintain annual minimum tree planting standards to be adopted by the City.	0-2 years	Beautification Committee
		iii. Organize community clean up projects with the help of civic organizations.	Ongoing	Community Director, Public Works
	C. Focus increased efforts on the improvement and enforcement of City ordinances that promote an attractive urban environment.	i. Review and update the land development code to include provisions for urban design and landscaping requirements.	0-2 years	City Council, Community Director, Building and Zoning

# PRICE CITY GENERAL PLAN

## CHAPTER 3 Community Design



### CHAPTER 3 - URBAN DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency
		ii. Hire / train a zoning ordinance enforcement officer to reduce confusion with animal officer.	0-5 years	City Council, Public Safety
		iii. Proactively enforce the zoning codes.	Ongoing	Public Safety, Building and Zoning
		iv. Promote efforts throughout the city which establish water-wise landscaping.	Ongoing	City Council, Planning Commission, Community Director
<b>2. Promote Main Street beautification, making it more visually appealing and pedestrian friendly, while also protecting business interests.</b>	A. Create a citizens committee to develop recommendations for Main Street improvements and beautification.	i. Continue to plan for and implement Main Street beautification with specifics on features, upgrades and themes, including decorative lighting, uniform trees, additional flower pots, public art, and regular street sweeping.	0-2 years	City Council, Planning Commission, Community Director
		ii. Adopt design guidelines for developments on Main Street.	0-5 years	City Council, Planning Commission, Community Director
		iii. Consider, evaluate and adopt design standards for buildings, facades, etc. in the downtown area.	0-3 years	Planning Commission, City Council
<b>3. Promote streetscape beautification on other City streets.</b>	A. Devise a plan for the beautification of all main corridors in Price.	i. Develop streetscape projects on all main corridors, in the priority as identified in this chapter.	Immediately	City Council, Planning Commission, Community Director
	B. Address sidewalk maintenance issues throughout the downtown area.	i. Identify and mitigate cracks, separations, etc. in the sidewalks. Enforce property owner participation.	Ongoing	Public Works, Price City Council

# PRICE CITY GENERAL PLAN

## CHAPTER 3 Community Design



### CHAPTER 3 - URBAN DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency
<b>4. Support historic preservation efforts throughout the community.</b>	A. Maintain active efforts to preserve historic properties and projects throughout the community.	i. Develop and follow procedures and eligibility for placement of properties on the National Register.	Ongoing	Historical Commission
		ii. Survey and keep updated an inventory of historic properties.	Ongoing	Historical Commission
		iii. Pursue funding options to make money available, including low interest loans, for community historic projects.	Ongoing	Historical Commission
		iv. Actively use and engage the Price City CLG	Ongoing	Historical Commission
	B. Pursue efforts to renovate properties and storefronts in the downtown area of Main Street.	i. Procure funding and organize renovations. Utilize incentives to encourage use of existing Price City loan and rebate programs.	Ongoing	City Council, Historical Commission
		ii. Promote the restoration of original architecture rather than resurfacing of older storefront facades. Remove old, unused signage, but preserve those that are iconic and historically significant.	Ongoing	City Council, Historical Commission


**Mayor**  
JOE L PICCOLO  
**City Attorney**  
NICK SAMPINOS  
**Community Director**  
NICK TATTON  
**City Recorder**  
SHERRIE GORDON  
**Public Works Director**  
GARY SONNTAG



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501  
PHONE (435) 637-5010 • FAX (435) 637-2905  
www.pricecityutah.com

## Price City Planning & Zoning Commission

**Planning & Zoning Commissioners**  
ROBERT OLIVER, CHAIR  
FRANKIE SACCO, VICE CHAIR  
JUDY BEACCO  
DALE EVANS  
NANCY BENTLEY  
RICHARD ROOT  
JAN YOUNG  
ALTERNATE: ERROLL HOLT

**DATE:** AUGUST 19, 2015  
**TO:** PRICE CITY PLANNING & ZONING COMMISSION  
**FROM:** NICK TATTON  
PRICE CITY  
  
**RE:** LAND SUBDIVISION

---

Please find attached a Conditional Use Permit (CUP) application submitted by, and on behalf of, John Dester, Georgetown Development, Inc., for the Parklane Townhomes, Plat B, a previously approved Planned Unit Development (PUD), located in the vicinity of 1600 E 450 N, within the Residential 1-6 (R1-6) zoning district. The general land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criterion is in Section 10.1.m of the Code. The PUD, previously approved, is a conditional land use and listed in Section 10.3.14 of the Code, the land subdivision is conditional and listed in Section 10.3.13 of the Code. The subdivision requires that a public hearing be held.

It is the recommendation of staff to discuss the subdivision with the applicant, including the proposed build-out timing.

### **RECOMMENDED MOTION(S):**

1. Move to recommend the Price City Council provides final approval for Parklane Townhomes, Plat B, a 23 lot land subdivision, based on the previously approved Planned Unit Development (PUD) based on the general land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criterion is in Section 10.1.m of the Code, the conditional use of a land subdivision in Section 10.3.13 of the Code and subject to the following conditions of approval:
  - a. Recording of the final plat with the Carbon County Recorder's office timely finding that properly approved and recorded plats and land records mitigate misunderstandings and serve to keep property records accurate.
  - b. Completion of, or amendment to, a public infrastructure development agreement with the Price City Public Works Department and submission of the required financial surety finding the properly agreed to public infrastructure development and financial guarantees protect the financial interest of the community.

- i. Development elements may include: curb, gutter, sidewalk, street lighting, fire hydrants, water lines, sewer lines, electric lines, ADA access, paint striping, street signage.
- c. Completion of, or amendment to, a private utility agreement with the Price City Public Works Department finding that properly agreed management and operation of private utility systems connected to the public system protect the health, safety and welfare of the community.
- d. Connection of all utilities to the development in compliance with direction from the respective utility providers including Price City Electric, Price City Water and Sewer and Price City Storm Water Management finding that properly connected and installed utility connections prevent service and maintenance issues.
- e. Completion of all storm water management plans and development consistent with plans submitted and with any direction from the Price City Engineer finding that properly controlled storm water flows mitigate the potential for flooding and property destruction.



Fee: \$3450



## CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

☐ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)

☒ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

☐ Concept

☐ Preliminary

☒ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information					
1. Applicant's Name: <u>Georgetown Dev. Inc.</u>		2. Title:			
3. Applicant's Mailing Address: <u>2230 N. University Pkwy #7G</u>		4. Suite/Apt. No.:			
5. City: <u>Provo</u>	6. State: <u>UT</u>	7. Zip Code: <u>84604</u>			
8. County: <u>Utah</u>		9. Telephone: (801) <u>374-0772</u>			
Project Information					
10. Name of Project (Business): <u>Parklane Townhomes - plat B / Phase 2</u>					
11. Address of Proposed Project: <u>1650 Eastridge Road</u>					
12. Zone District (see attached zoning map):					
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)					
13. <input type="checkbox"/> Sign <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition		
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:		
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:

Parklane Townhomes- Plat B  
attached townhomes

25. Justification (Explain why this project is needed):

Plat A is sold out - need to start next phase

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		( )
2.		( )
3.		( )
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No

Sandra Steere Asst VP 8-19-15  
Signature of Property Owner Date  
Sandra Steere- Georgetown Dr. Asst VP  
Please Print Name Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- ☐ Approve  
☐ Decline

Comments:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Requires:

- ☐ Building Permit  
☐ Conditional Use Permit  
☐ Code Amendment  
☐ Board of Adjustments Variance  
☐ Flood Plain Development Permit  
☐ Other: \_\_\_\_\_

## **SITE PLAN**

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

I, CLIFF PETERSON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6891 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

## DATE \_\_\_\_\_

BEGINNING AT POINT WHICH LIES S00.39/131°E. 408.64 FEET AND WEST 2186.65 FEET FROM THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 10 EAST SALT LAKE BASE AND MIDDIAN; AND RUNNING THENCE S00.41/1°E. 162.48 FEET; THENCE S89.19/20°E. 366.85 FEET; THENCE N00.40/44°W. 49.41 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.44 FEET, (CHORD BEARS N45.42°50"W. 28.50 FEET); THENCE N00.36°33"W. 40.00 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.39 FEET, (CHORD BEARS N44.71°10"E. 28.27 FEET); THENCE N00.40/44°W. 110.39 FEET; THENCE N89.19/16°E. 50.00 FEET; THENCE N00.40/44°W. 45.77 FEET; THENCE EAST 95.76 FEET; THENCE S00.40/44°W. 56.08 FEET; THENCE EAST 124.63 FEET; THENCE SOUTH 63.19 FEET; THENCE EAST 100.84 FEET TO THE POINT OF BEGINNING. CONTAINING 1.95 ACRES.

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D. 2015.

## MEMBER:

5.5

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015,  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION  
WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC (SEAL)

THE CITY COUNCIL OF PRICE CITY, COUNTY OF CARBON, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015.

EAST 1/4 CORNER  
SECTION 15, T 14 S,  
R 10 E, SLB&M 15

APPROVED PER COUNCIL ACTION \_\_\_\_\_ ATTEST \_\_\_\_\_ CITY RECORDER \_\_\_\_\_

# PLANNING COMMISSION APPROVAL

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER APPROVED PER INFO. ON FILE IN THIS OFFICE.

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## EXPANDABLE PLANNED UNIT DEVELOPMENT

PRICE CITY, CARBON COUNTY, UTAH  
CONTAINING 23 UNITS, AND 1.95 ACRES  
LOCATED IN THE EAST 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 10 EAST,  
SALT LAKE BASIN AND MERIDIAN, CARBON COUNTY, UTAH

SURVEYOR'S SEAL      NOTARY PUBLIC SEAL      CITY ENGINEER SEAL      CLERK-RECORDER SEAL



## LEGEND

- |   |                       |
|---|-----------------------|
|  | FOUND BRASS CAP       |
|  | CALCULATED POINT      |
|  | SET 5/8 REBAR AND CAP |
|  | STREET MONUMENT       |

- PROPERTY BOUNDARY  
RIGHT-OF-WAY LINE  
LOT LINE  
SECTION LINE  
EXISTING DEED LINE  
EXISTING STREET CENTERLINE




## KEY PLAN

-NTS-

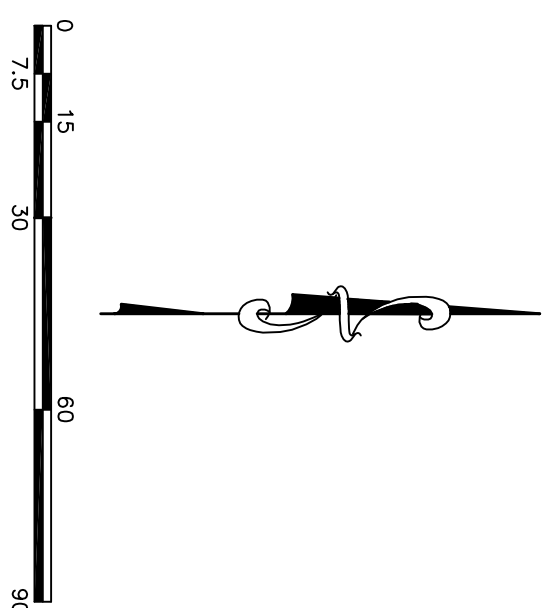
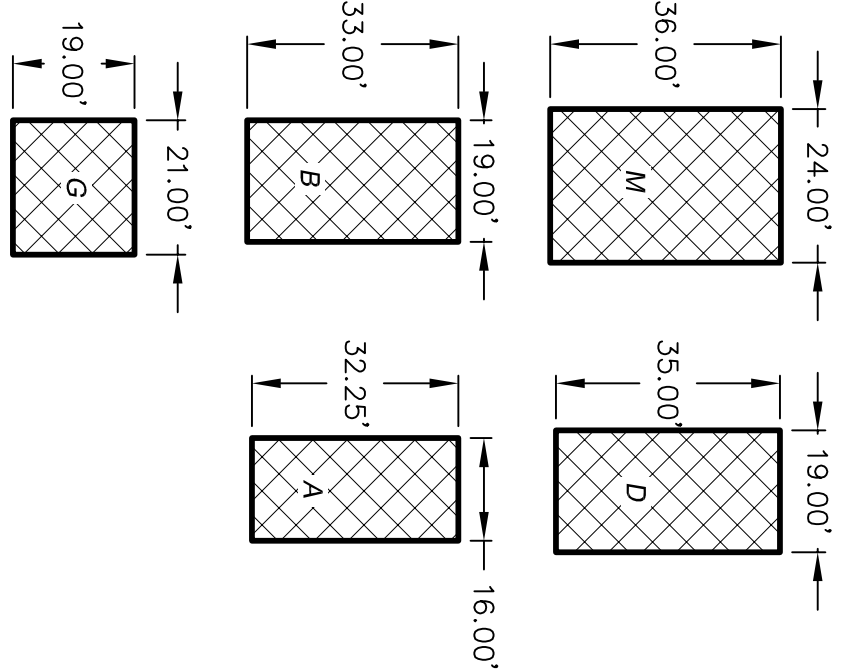
 $M, D, B, A, G$ 

TYPE OF BUILDING OR GARAGE

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	31.49	28.30	N 45°42'50" W	90°04'11"
C2	20.00	31.39	28.27	N 44°17'10" E	89°55'49"
C3	150.00	33.35	33.28	S 07°03'03" E	12°44'13"

	LIMITED COMMON AREA
	PRIVATE OWNERSHIP
	COMMON AREAS AND FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)

## TYPICAL BUILDING & GARAGE DETAILS


$$\begin{aligned} & -24'' \times 36'' - \\ \text{SCALE } 1'' &= 30' \\ & -11'' \times 17'' - \\ \text{SCALE } 1'' &= 60' \end{aligned}$$

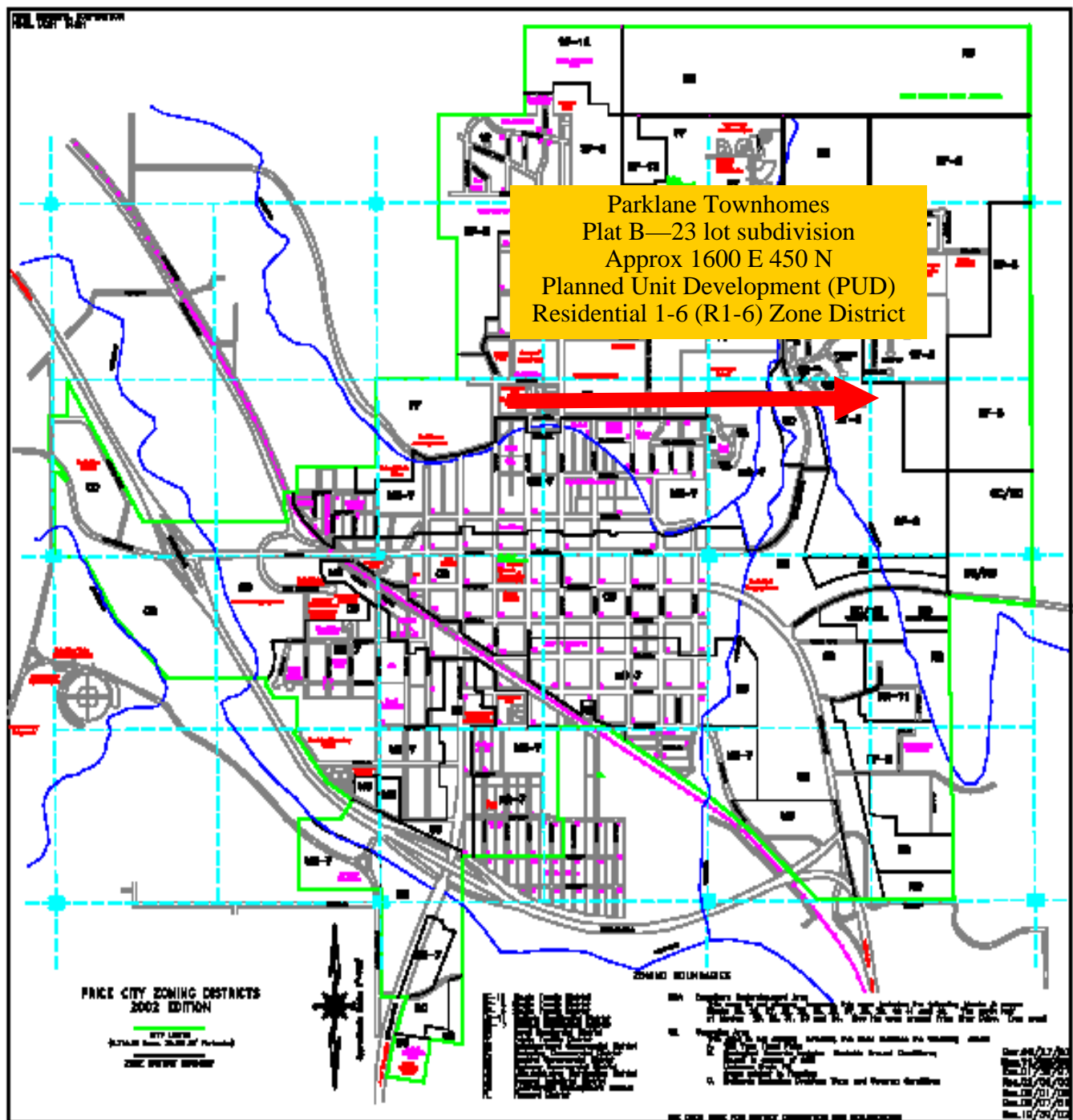
## FUTURE PHASE



## FUTURE PHASE

SOUTHEAST CORNER  
SECTION 15, T 14 S,  
R 10 E, SLB&M

BASIS OF BEARING: S 00°39'13" E





**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR A 23 LOT LAND SUBDIVISION WITHIN THE PLANNED UNIT DEVELOPMENT CALLED PARKLANE TOWNHOMES LOCATED AT APPROXIMATELY 1600 E 450 N WITHIN THE RESIDENTIAL 1-6 (R1-6) ZONING DISTRICT**

**Purpose:** the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and JOHN DESTER, PARKLANE TOWNHOMES, regarding the conditions of land use associated with A 23 LOT LAND SUBDIVISION WITHIN THE PLANNED UNIT DEVELOPMENT CALLED PARKLANE TOWNHOMES LOCATED AT APPROXIMATELY 1600 E 450 N WITHIN THE RESIDENTIAL 1-6 (R1-6) ZONING DISTRICT as it is associated with JOHN DESTER, PARKLANE TOWNHOMES.

**Parties:** this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and JOHN DESTER, PARKLANE TOWNHOMES, (Applicant), for the property located at APPROXIMATELY 1600 E 450 N.

**Term:** the term of this agreement commences on SEPTEMBER 14<sup>TH</sup>, 2015 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

**Applicant Shall:**

- Recording of the final plat with the Carbon County Recorder’s office timely finding that properly approved and recorded plats and land records mitigate misunderstandings and serve to keep property records accurate.
- Completion of, or amendment to, a public infrastructure development agreement with the Price City Public Works Department and submission of the required financial surety finding the properly agreed to public infrastructure development and financial guarantees protect the financial interest of the community.
  - Development elements may include: curb, gutter, sidewalk, street lighting, fire hydrants, water lines, sewer lines, electric lines, ADA access, paint striping, street signage.
- Completion of, or amendment to, a private utility agreement with the Price City Public Works Department finding that properly agreed management and operation of private utility systems connected to the public system protect the health, safety and welfare of the community.
- Connection of all utilities to the development in compliance with direction from the respective utility providers including Price City Electric, Price City Water and Sewer and Price City Storm Water Management finding that properly connected and installed utility connections prevent service and maintenance issues.
- Completion of all storm water management plans and development consistent with plans submitted and with any direction from the Price City Engineer finding that properly controlled storm water flows mitigate the potential for flooding and property destruction.

**Price City Shall:**

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

**SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

Price City

Applicant:

By Robert Oliver, Planning Commission Chair

JOHN DESTER, PARKLANE TOWNHOMES

ATTEST:

Sherrie Gordon, City Recorder

# CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: A 23 LOT LAND SUBDIVISION,  
PARKLANE TOWNHOMES, PLAT B, WITHIN A  
PLANNED UNIT DEVELOPMENT (PUD), LOCATED  
AT APPROXIMATELY 1600 E 450 N, WITHIN THE  
RESIDENTIAL 1-6 (R1-6)) ZONING DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH  
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY  
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT  
CODE.



SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_